

## **RESIDENTIAL LAND USE**

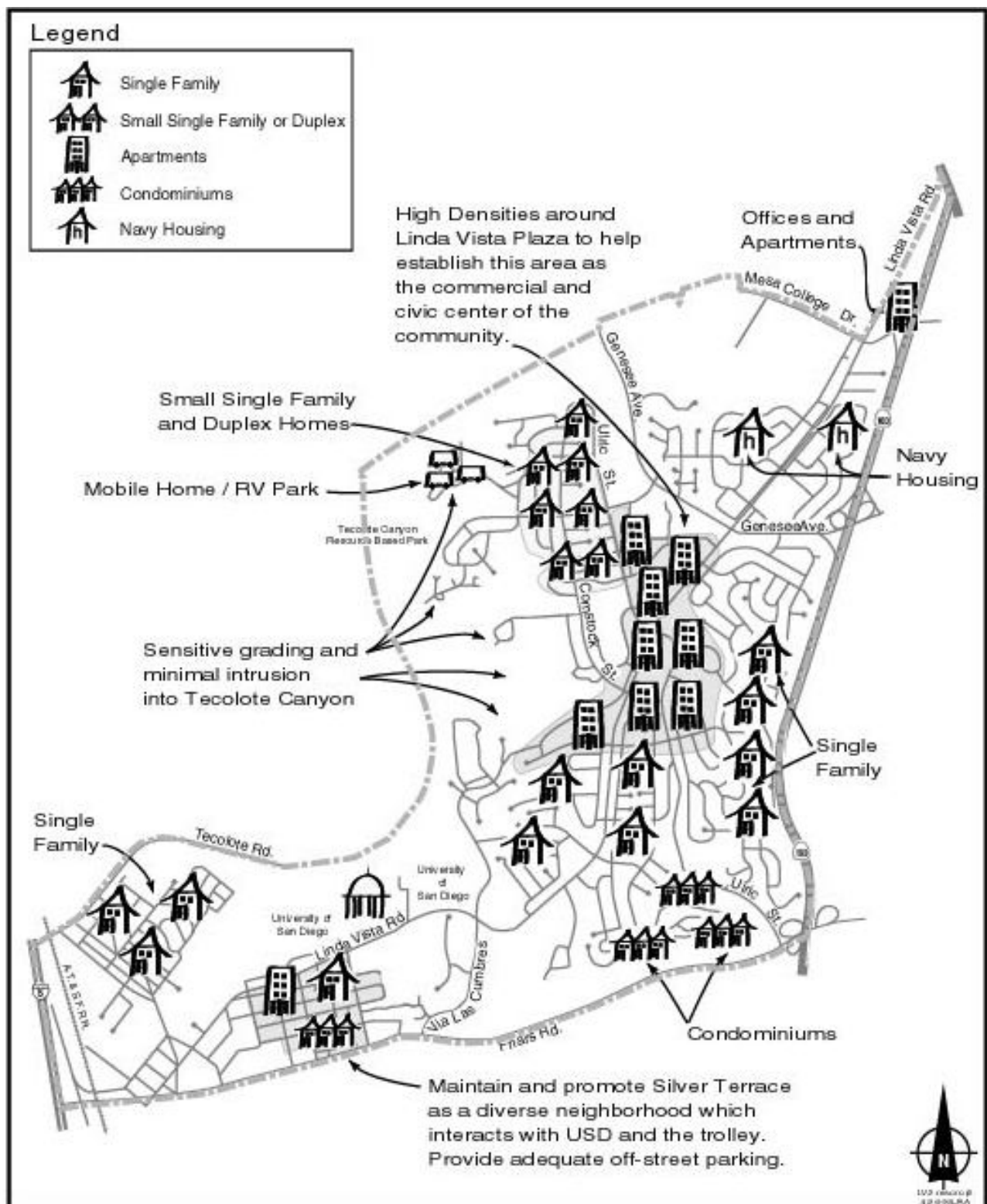
### **BACKGROUND**

Approximately one half the acreage of the community is devoted to residential development. Few vacant parcels are available for residential development. Single-family areas are largely built out. However, the multifamily areas could be redeveloped with a greater number of units under current zoning, especially in the central Linda Vista area.

The Linda Vista community contains a wide variety of housing types, including 3,900 single-family detached units, 6,900 multiple family units, and 220 mobile homes (as of 1990). This is a ten percent increase from the total number of units reported in 1980.

### **Residential Densities**

1. Low density (5-<9 dwelling units per acre) occurs in the northern part of the community in the Chesterton Navy housing project, in the Alcala Knolls and Overlook Heights neighborhoods, and in the central western area along Linda Vista Road and State Route 163. These areas are characterized by detached single-family homes on lots typically ranging from 5,000 to 10,000 square feet.
2. Low-medium density (9-< 15 dwelling units per acre) exists in the areas along Judson Street, Lanston Street, Drescher Street, and in Fashion Hills. These are typically duplexes, two-on-ones, and triplexes mixed with single-family homes in the central areas of Linda Vista, and condominiums mixed with significant open space acreage in the southern neighborhoods near Friars Road.
3. Medium density (15-<30 dwelling units per acre) occurs in small areas throughout the community and are either condominium projects or small (four to six-unit) apartment buildings.
4. Medium-high density (30-<43 dwelling units per acre) development occurs in the Silver Terrace neighborhood, student housing on the University of San Diego campus, in areas just east and south of Linda Vista Plaza, at Friars Village, along Friars Road, and in the Linda Vista Hills neighborhood at the northeastern apex of the community. These areas are developed with multi-unit condominium and apartment complexes.
5. High density (43-75 dwelling units per acre) development occurs in a 30-unit apartment complex east of Ulric Street behind Linda Vista Plaza, and a 43-unit apartment building (student housing) on Linda Vista Road at Josephine Street.



## Residential Concept

### Linda Vista Community Planning Area

City of San Diego • Community and Economic Development

Figure

5

## **Residential Neighborhoods**

Linda Vista can be described as having sixteen distinct residential neighborhoods. These are depicted in Figure 6. These neighborhoods were delineated on the basis of neighborhood identity, location, or dwelling unit type. The subareas can be described as follows.

Neighborhood 1/Linda Vista Hills. This neighborhood, at the northeastern apex of the community, includes three apartment complexes intermixed with office development. Density is in the medium-high to high range.

Neighborhood 2/Chesterton. The Chesterton Navy Housing Complex comprises this subarea. Most of the area is developed with single-family homes at a density of less than five units per acre. The Navy is renovating the housing, and is also replacing 23 single-family units with 50 duplexes near Chesterton Elementary School.

Neighborhood 3/Wheatley. This neighborhood consists of the Wheatley Hills, Genesee Estates, Park Mesa, and Wildwood Village subdivisions. Density is within the low-density range.

Neighborhood 4/Central Linda Vista. This large and diverse area is the center and heart of Linda Vista. It extends along the original street network established in the 1940s, centering on Linda Vista Road, the central spine of the community. Much of the housing remains the original housing of the 1940s, including single-family, duplex, and small apartment buildings. This neighborhood is, for purposes of analysis, divided into five sections. Section 4A, located west of Linda Vista Road along Ulric and Comstock Streets, has a mixture of single-family homes and duplexes, with the occasional two-on-one or triplex. Section 4B, surrounding Linda Vista Community Park, contains mostly four- and six-unit apartment buildings which date to the 1940s. The units are arranged as garden apartments, in a U- or X-shape surrounding a central open area. Section 4C, which runs south of Genesee and east of Linda Vista Road, contains single-family homes and duplexes. Section 4D has a wide variety of housing types, ranging from single-family homes and duplexes up to large apartment buildings. The highest densities occur east of Linda Vista Plaza. Section 4E is predominantly single-family, with duplexes in the Drescher Street area.

Neighborhood 5/Manon Terrace. This is a standard single-family subdivision clustered on a ridge above Tecolote Canyon.

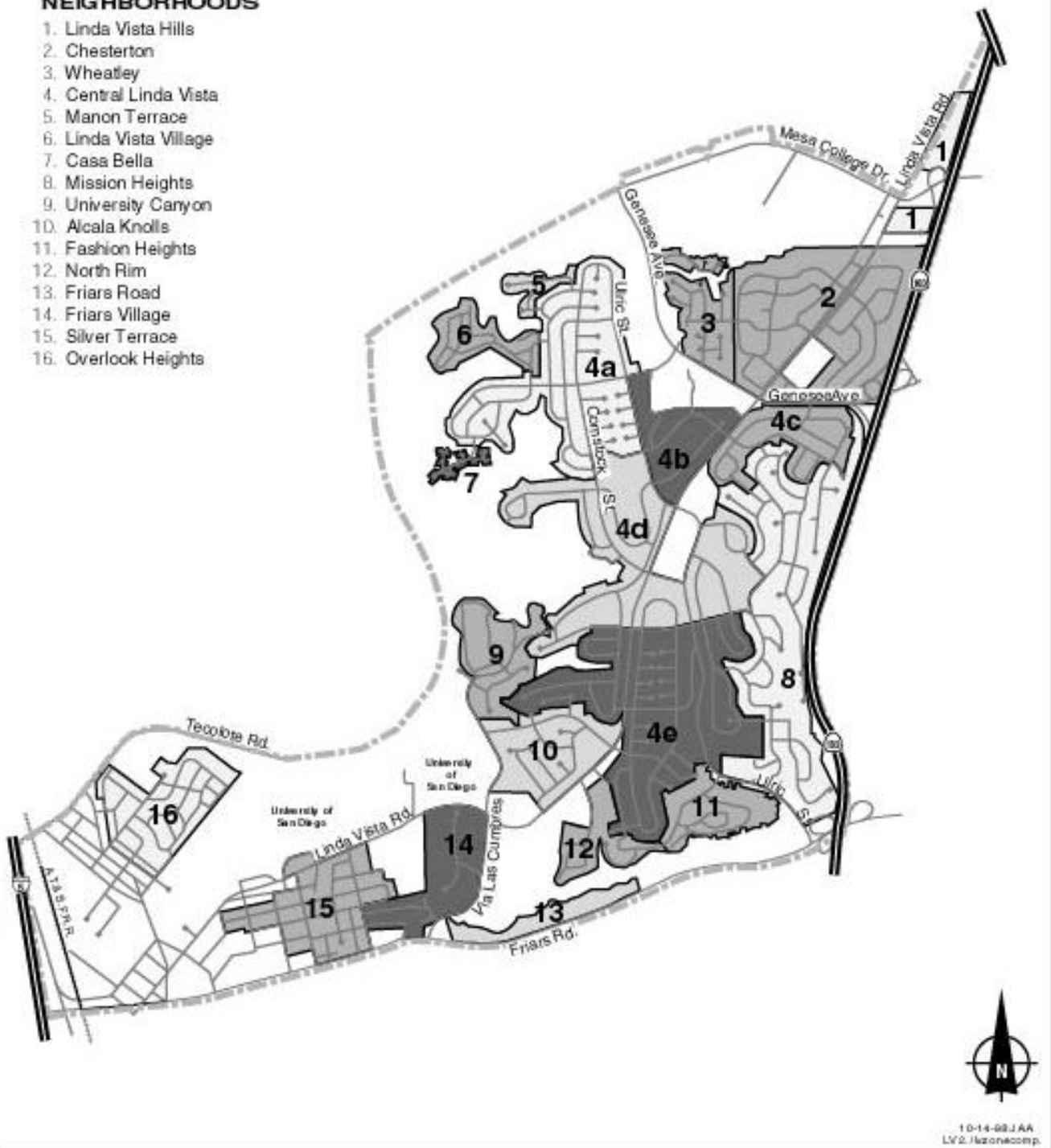
Neighborhood 6/Linda Vista Village. This mobile home park, completed in 1980 contains 220 mobile homes. The site is bounded by Tecolote Canyon. Density is in the low range.

Neighborhood 7/Casa Bella. This is a 91-unit townhouse project in the low-density range. The site is a knoll that overlooks Tecolote Canyon.

Neighborhood 8/Mission Heights. This is an entirely single-family neighborhood except for two apartment projects. The homes were built in the 1960s and are in good condition.

## NEIGHBORHOODS

1. Linda Vista Hills
2. Chesterton
3. Wheatley
4. Central Linda Vista
5. Manon Terrace
6. Linda Vista Village
7. Cass Bella
8. Mission Heights
9. University Canyon
10. Alcalá Knolls
11. Fashion Heights
12. North Rim
13. Friars Road
14. Friars Village
15. Silver Terrace
16. Overlook Heights



## Residential Neighborhoods Linda Vista Community Planning Area

City of San Diego • Community and Economic Development

Figure

6

Neighborhood 9/University Canyon. This neighborhood consists of the University Canyon townhouse development and the Tait-Kelly city-owned housing project. This area features clustered housing in the low-density range.

Neighborhood 10/Alcala Knolls. This is a single-family neighborhood, except for a 12-unit townhouse development at the end of Goodwin Street and two apartment complexes at Linda Vista Road and Glidden Street, which are in the medium-high density range.

Neighborhood 11/Fashion Heights. Fashion Heights is a townhouse development in the low-density range. Several undeveloped parcels abut the project.

North Rim 12/North Rim. North Rim is a 296-unit townhouse development in the low-medium-density range.

Neighborhood 13/Friars Road. This neighborhood contains three apartment complexes in the medium-density range.

Neighborhood 14/Friars Village. This is a neighborhood with three townhouse projects, Friars Village, the Abbey, and River Park. Density is in the 10-15 dwelling unit per acre range.

Neighborhood 15/Silver Terrace. This is a neighborhood which has been steadily transforming from a single-family to a multifamily area. The neighborhood has a diverse character. There is a large student population.

Neighborhood 16/Overlook Heights. This is a single-family neighborhood overlooking the Morena area with outstanding views of the coast.

## **GOALS**

1. Continue to provide a wide variety of dwelling unit types for all ages, income, and social groups.
2. Improve the appearance and quality of deteriorating housing stock and encourage the redevelopment of unsound structures.
3. Discourage the intrusion of incompatible land uses within residential neighborhoods and the development of residential uses in heavy commercial and industrial areas.
4. Respect the hillsides and canyons in new residential development.
5. Create safe and pleasant pedestrian linkages between Linda Vista Plaza and surrounding residential neighborhoods.
6. Enhance residential neighborhoods by planting street trees, encouraging improvements to the exteriors of residential structures, and observing development standards.

7. Promote moderate residential growth in central Linda Vista and the preservation of existing residential character in other neighborhoods.
8. Expand on-campus housing opportunities for students at the University of San Diego.

## **POLICIES**

1. Maintain the existing residential character of Linda Vista's neighborhoods (except Neighborhoods 4A-D; see below) by applying land use designations which reflect the established density and development patterns.
2. In Neighborhoods 4A-D, encourage redevelopment by applying land use designations which allow a greater development intensity than the existing pattern.
3. Enforce building and zoning codes in residential areas of Linda Vista to abate zoning, building, and health code violations in the form of abandoned vehicles, illegal storage of vehicles, the accumulation of junk and litter in public and private areas, and other code violations.
4. Require new development to conform to this community plan's recommendations for landscaping, site design, lighting, sidewalk treatment and signage.
5. The City shall regulate development on all properties having slopes with a natural gradient of 25 percent or greater and a minimum differential of 50 feet through the Environmentally Sensitive Lands regulations of the Municipal Code.
6. The community should encourage the use of affordable housing programs with a focus on home ownership programs, the rehabilitation of existing units, and the redevelopment of blighted parcels.

-  Single Family
-  Multi-family
-  Mobile Homes



4-26-98 JAA  
LV1, LV2, LV3



## Existing Residential Land Use

### Linda Vista Community Planning Area

City of San Diego • Community and Economic Development

Figure

7

## SPECIFIC PROPOSALS

### 1. Residential Densities

Designate the community for residential development as shown in Figure 8 and as described in the following table.

<u>Neighborhood</u>	<u>Designation (dwelling units per acre)</u>
1	Medium (15-30) and Medium-High (30-43)
2	Low (5-9) and Low-Medium (9-15)
3	Low (5-9)
4A	Low-Medium (9-15)
4B	Medium-High (30-43)
4C	Low-Medium (9-15) Medium (15-30)
4D	Low-Medium (9-15), Medium (15-30) Medium-High (30-43), and High (43-75)
4E	Low (5-9) and Low-Medium
5	Low (5-9)
6	Low-Medium (9-15)
7	Low (5-9)
8	Low (5-9) and Low-Medium (9-15)
9	Low (5-9)
10	Low (5-9) and Medium (15-30)
11	Low-Medium (9-15)
12	Low-Medium (9-15)
13	Medium-High (30-43)
14	Medium (15-30) and Medium-High (30-43)
15	Low (9-15) and Medium-High (30-43)
16	Low (5-9) and Low-Medium (9-15)



# RESIDENTIAL DENSITY

- Very Low Density 0-5 du/ac
- Low Density 6-9 du/ac
- Low-Medium Density 9-15 du/ac
- Medium Density 15-30 du/ac
- Medium High Density 30-43 du/ac
- High Density 43-75 du/ac



10-14-99 JAA  
LVL: kiplan65%



## Residential Designations Linda Vista Community Planning Area

CITY OF SAN DIEGO • COMMUNITY AND ECONOMIC DEVELOPMENT

Figure

8



## Proposed Zoning

### Linda Vista Community Planning Area

City of San Diego • Community and Economic Development

Figure

9

## **2. Residential Character**

- a. In single-family areas, provide for a variety of housing sizes and styles. Apply regulations that relate the building envelope to lot size to ensure that the bulk of new development does not overwhelm established neighborhoods.
- b. New multifamily development should provide adequate parking, screening, and landscaping. These projects should be subject to a ministerial review process. Requests to vary from the standards of the zone are subject to a discretionary permit, and must conform to the recommendations of this community plan.
- c. The City shall maintain the infrastructure in residential communities, including streets, curbs, and gutters. The community planning group and citizens should assist the City in this effort by reporting instances of neglect or deterioration.
- d. The City should enforce building, zoning, and other codes to improve the safety and appearance of Linda Vista's residential neighborhoods.

## **3. Affordable Housing**

The Linda Vista community has 5,774 households defined as very low or low-income, according to the 1990 census. This is about 53 percent of the households in the community. Citywide, there were 189,694 low and very low-income households, or 45 percent of all households. Low-income is defined as those earning less than 80 percent of the area's median income (adjusted for family size), while very low-income refers to those earning less than 50 percent of median income.

The median housing value of \$165,000 for Linda Vista is lower than the median value citywide of \$189,999, and the median rent of \$569 is comparable to the citywide median of \$560. The average household size in Linda Vista (2.72 persons per household) is comparable to the citywide household size of 2.61; however, central Linda Vista has a household size of 3.37 persons per unit.

The high percentage of low and very low-income households in Linda Vista, the rent levels, and the average household size indicate that a significant segment of Linda Vista's population are either living in crowded conditions in order to afford their rent, or are paying a higher than affordable rent ("affordable" is considered to be 30 percent of family income). Both of these conditions can be problematic, leading to physical deterioration of structures, inadequate parking, and reduced buying power for other consumer products.

The community of Linda Vista supports approximately 668 dwelling units occupied by low-income families which are provided assistance by the San Diego Housing Commission. This includes approximately 185 housing units owned and operated by the Housing Commission ("public housing units"), 155 loans for rehabilitation of privately-owned units, 272 families receiving "Section 8" rental assistance certificates (used to subsidize rental rates in privately-owned units) and sixteen units of homebuyer assistance. The majority of the

assisted units are in central Linda Vista in Subareas 4, 8, and 9. There are 617 low-income families on a waiting list who are seeking affordable housing in Linda Vista as of 1997.

The City's Housing Element promotes the goal of providing housing assistance to 9,316 additional lower-income households citywide during the period of 1991 to 1998. This number has been distributed by community to ensure that all communities provide their "fair share" of low-income housing needs, without concentrating such units in any one community. The seven-year goal for Linda Vista is 200 households. This goal can be accomplished in a number of ways, including new construction, rehabilitation of existing units, and rent subsidies.

The Housing Commission should continue to work with the community to provide affordable housing that is well-integrated into the community and helps upgrade the community. Housing programs should emphasize assistance to low and very low-income families that already live in Linda Vista. Examples of assistance programs that would accomplish this objective are:

- a. **Public Housing.** Public housing refers to units owned and operated by the Housing Commission. Public housing units may develop through new construction or acquisition of existing units. The Housing Element discourages locating public housing in census tracts where the percentage of low-income households exceeds the citywide average. Central Linda Vista has a high percentage of low-income households. In this area, public housing should only be considered when it would redevelop blighted parcels. Nationwide, funding for new construction is diminishing and is not expected to generate significant numbers of new units. In Linda Vista, the focus should be on substantial rehabilitation of deteriorated housing rather than on new construction.
- b. **Rental Assistance Program.** This program offers vouchers to qualifying households to rent privately-owned apartments. Funds are available through HUD's Section 8 program and through the home program. The renter pays 30 percent of their gross monthly income for rent, including utilities, and the federal government pays the property owner the difference between this amount and the fair market rent. Since this program maintains market rental rates and utilizes existing units, this program should be applied throughout the community as funds are available. The Housing Commission should ensure that property owners who receive rental subsidies through this program maintain strict maintenance and resident eligibility standards.
- c. **Homebuyer Assistance Program.** Homebuyer assistance is available in the form of tax credits, grants, and "silent second" loans. This program helps existing residents become homeowners, which may increase community pride. Since this program maintains the market value of housing and utilizes existing units, this program should be applied throughout the community as funds become available.
- d. **Rehabilitation Assistance.** Loans and grants are available for homeowners and owners of rental housing to rehabilitate properties, with the property owners agreeing to keep rent at affordable levels to low-income occupants. Since this program upgrades existing units, it should be applied throughout the community as funds become available.

- e. **Senior CUP Program.** The Senior Conditional Use Permit program provides a density bonus of up to 50 percent to property owners who rent all of the units to senior and physically impaired citizens at affordable rents. This program is available throughout the City in areas that are level, near retail and social services, and within two to three blocks from a supermarket and transit stop. Within Linda Vista, the qualifying area would be Neighborhood 4. Any projects built under this program must be compatible with surrounding residential development in bulk and scale.

#### 4. Parking

The streets in Neighborhoods 14, 15 and 16 are affected by crowded parking conditions due to the proximity of large educational institutions, high student population, and the existence of older residential development which did not provide adequate off-street parking. To alleviate this problem, new residential development in these neighborhoods should be required to provide additional parking than the average citywide requirement. Specifically, the City should remove the supplemental parking requirement in Neighborhoods 13-16; remove the parking impact overlay regulations in Neighborhoods 4, 6, 7, 8, 9, 10, 11, 12, and 13 and apply the parking impact overlay regulations only to Neighborhoods 14, 15, and 16. In Neighborhood 15, additional mechanisms should be considered including permit parking, which would provide parking permits for area residents only.

---

### ACTION PLAN

---

	On-Going	Adopt With Plan	Within 2 Years	Within 5 Years	Responsibility for Implementation	Source of Funding	See for More Detail
Enforce Building and Zoning Codes	•				City	City, CDBG	Policy 4
Zone Properties per Figure 9		•			City	City	Specific Proposal 1
Rescind ordinance requiring discretionary permits for most development		•			City	City	Specific Proposal 2
Revise parking requirements		•			City	City	Specific Proposal 4
Implement affordable housing programs	•				Housing Commission	Various	Specific Proposal 3

---